

FROM: Nancy Bates, Owner,

ADDRESS: 649 A Street NE, WDC 20002

DATE: 10/3/2014

TO: DC Board of Zoning Adjustment 441 4th Street,

NW Suite 200/210-S Washington DC 20001

Re: Application No. 21163 of Kaely Michels-Gaultieri 627 A Street NE

I reside at 649 A Street NE, WDC 20002 a home that I have owned and lived in for 23 years. I am writing to express my opposition to the request for special exception(s) sought by the owners of 627 A Street, NE (roughly 1/2 block West from my residence).

Single-story garages are uniformly the pattern of the north side of the alley and all the residents benefit from the light and ventilation afforded by these modest structures. There are no 2-story garages on the north side of the alley that serves 627 A Street, NE. The height and footprint of the proposed 3-bedroom alley dwelling will have a significant detrimental effect on the light, ventilation and privacy of the flanking properties. The proposal to provide off-street parking in the space between the existing house and the newly proposed alley dwelling will eliminate the possibility of having any meaningful tree canopy on the property. This will add to the heat island effect and aggravate stormwater runoff concerns. The addition of the 3-bedroom dwelling with no net increase in parking will exacerbate the already challenging parking conditions.

I am aware of the need to add more housing in Washington DC. A studio apartment above the existing garage (within the existing footprint) would be a more reasonable request and would be possible within existing zoning laws, and without the need for exceptions. What has been proposed at 627 A Street, NE, is excessive and would set a terrible precedent.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read "Nancy Bates". The signature is fluid and cursive, with a long horizontal line extending to the right from the end of the "e" in "Bates".

Nancy Bates